

City of Taunton, MA

141 Oak Street, Taunton, MA 02780
ph: (508) 821-1000

2-5-15 mins.

TAUNTON PLANNING BOARD MINUTES

CITY HALL, TAUNTON, MA 02780

Meeting held at Maxham School, 141 Oak St,

DATE: February 5, 2015

BOARD MEMBERS: Bob Campbell, Chrmn.
Anthony Abreau, V.C.
Manuel Spencer, Clerk
John Reardon

Dan Dermody
Arthur Lopes
Joshua Borden

ADVISORS:

Mark Slusarz, City Engineer
Kevin Scanlon, City Planner

Roll Call: Borden, Abreau, Spencer, Reardon, Dermody and Campbell present. Meeting opens at 5:32 PM. Lopes present at 5:35 PM

Josh made motion to accept minutes of January 8, 2015 meeting, seconded by Tony. All in favor.

Cont'd. Public Hearing -Form J Plan – Waiver of frontage – 17 Whitsborough St. - to divide one lot into 2 lots.

Submitted by Richard Mather -

Roll call: Spencer, Abreau, Dermody, Reardon, Borden and Campbell, Lopes.

Mr. Mather was invited into the enclosure. Josh asked about the driveway on Lot 1? Josh asked if someone is in the driveway how are the people living in back going to get in? Mr. Mather stated there is an existing driveway on the other side for the existing house.

John asked about the 13foot wide utility easement?

Tony reminded the Board the roadway was paved a few years ago and they cannot cut into it unless the Council approves it. The applicant has gone to Conservation and was approved with restrictions. Mr. Mather says the driveways exists now and will remain and is about 60 feet from road. They will keep it in its natural state per the Conservation Commission. Bob says the driveway doesn't have any elevations and topography. His concern is reasonable access to house and emergency vehicles. The Conservation restricts the house to a slab not a foundation. Manny asked if you can put driveway over utility easement and Tony said yes but not a structure. John asked the applicant if he is going to live there? Mr. Mather stated originally he was going to live there with his wife and a caretaker for him in future. However; the size is only 1,000 square feet and he doesn't think it would be big enough. So he will either sell or rent out front house.

Josh made motion to open public input. Seconded by Dan. All in favor.

Jean Silvia, 6 Whitsborough Street stated she didn't know how they would put house there due to the slop and wetlands. She also had concern with adding fill. Mr. Mather answered he is only able to do foundation and they will be moving fill. He stated if anything came in from road they would remove it properly. There was some discussion about the moratorium on the street and the variance he received is expires in a few months. He was notified that he could request one 6-month extension from the ZBA but this has to be done prior to expiration. It's going to be difficult for slab due to the elevations. Bob stated the turnaround does not have any elevations.

Dan made motion to close public input, seconded by Tony. All in favor.

Josh made motion to approve as presented. No second.

Manny made motion to deny Form J based on access to lot is unacceptable due to lack of sufficient grading and elevations for the proposed driveway. Also there is currently no access to necessary utilities to support building on the proposed lot. Seconded by Tony. All in favor. Petition Denied.

The Board suggested the applicant petition the Council to open the road for utilities and then he can come back.

Form A – John Street – P.B. to review for endorsement –

Nick Dufrene, Thompson Farland was invited into the enclosure. Clerk Spencer read an e-mail for City Engineer stating there were sewer and water upgrades. The plans show the division of 2 lots with a parcel A in the rear labels "non-buildable". Chairman Campbell stated they will not create a landlocked lot. That parcel A has to be combined with some land. Nick stated the intent to sell

or combine with Lot 2. He stated they can't combine it with Lot 2 because it will be over the shape factor. After some discussion Nick ask for a continuance to speak to the City Planner. He extended the time frame on which to act on this. The Board suggests going to the ZBA for shape factor variance?

Josh made motion to grant continuance, seconded by Dan. All in favor.

Continued to March 5, 2015

City of Taunton Open Space and Recreation Plan –

Arthur made Motion to continue to next month., seconded by Josh. All in favor.

34 ½ Briggs Street

The Board discussed setting some guidelines pertaining to common driveways. Most are ok but they do run into issues occasionally. Chairman Campbell stated we have to make sure they are administered like Roadway Improvements Plans which follow the board's Rules & Regs. John asked if we can do anything because he has one lot left. Chairman Campbell stated the developed did all he was supposed to do but maybe not in a timely manner as some residents would have liked. After some discussion it was mentioned the Conservation Commission submitted letter. Clerk Spencer read the letter into the record.

Josh made motion to send letter to all residents, seconded by Arthur. All in favor.

Meeting adjourned at 6:26 pm.